

DOWNE TOWNSHIP COMMITTEE
REORGANIZATION MEETING
JANUARY 4, 2016
7:00 P.M.

The Downe Township Committee met in the Meeting Room of the Municipal Complex on Monday, January 4, 2016 at 7:00 p.m. John G. Carr, Municipal Solicitor presided. Committee members present were Edward Bart, Stephen Byrne, Dennis Cook, Robert Campbell and Larry Jordan.

CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE / STATEMENT
REGARDING COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Municipal Solicitor Carr called the meeting to order; led the Pledge of Allegiance and stated that the meeting was being held in compliance with the Open Public Meetings Act.

ADMINISTER OATH OF OFFICE

Robert Campbell was sworn into office by John Carr, Municipal Solicitor, and will serve as a member of the Downe Township Committee for a three (3) year term (2016 – 2018).

NOMINATION/APPOINTMENT OF MAYOR BY TOWNSHIP COMMITTEE

A motion was made by Byrne and seconded by Jordan to nominate/appoint Robert G. Campbell, Mayor of the Township of Downe for the year 2016. There were no other nominations.

ROLL CALL

As pertains to the nomination of Robert Campbell as Mayor for the year 2016.

Roll Call: Aye – Bart, Byrne, Jordan
 Nay – Cook

NOMINATION/APPOINTMENT OF DEPUTY MAYOR BY TOWNSHIP
COMMITTEE

A motion was made by Byrne and seconded by Campbell to nominate/appoint Larry Jordan, Deputy Mayor of the Township of Downe for the year 2016. There were no other nominations.

ROLL CALL

As pertains to the nomination of Larry Jordan as Deputy Mayor for the year 2016.

Roll Call: Aye – Bart, Byrne, Campbell
 Nay – Cook

ADMINISTER OATHS OF OFFICE

John Carr, Municipal Solicitor, administered the Oath of Office to Robert G. Campbell, Mayor, for the year 2016.

ADMINISTER OATH OF OFFICE

John Carr, Municipal Solicitor, administered the Oath of Office to Larry Jordan, Deputy Mayor, for the year 2016.

ROLL CALL OF 2016 TOWNSHIP COMMITTEE MEMBERS

Present – Bart, Byrne, Campbell, Cook and Jordan

RESOLUTIONS

- R-01-2016 *Appointing John G. Carr, Esquire the Municipal Solicitor for a One (1) Year Term*
- R-02-2016 *Appointing Thomas J. Tedesco, PE, the Municipal Engineer for a One (1) Year Term*
- R-03-2016 *Appointing Thomas J. Tedesco, PE, the Stormwater Manager for a One (1) Year Term*
- R-04-2016 *Designating Thomas J. Tedesco, PE as Public Agency Compliance Officer for a One (1) Year Term*
- R-05-2016 *Appointing Ford Scott & Associates, LLC, Municipal Accountant for a One (1) Year Term*
- R-06-2016 *Appointing Fleishman Daniels, LLC, Municipal Bond Counsel for a One (1) Year Term*
- R-07-2016 *Appointing a Risk Management Consultant for the Atlantic County Municipal Joint Insurance Fund*
- R-08-2016 *Designating the Primary Care Providers for Emergency Medical Service Calls within the Township Of Downe For 2016 as Millville Rescue Squad, Inc.*
- R-09-2016 *Appointing Municipal Joint Insurance Fund Commissioner*
- R-10-2016 *Appointments of the Township of Downe*
- R-11-2016 *Appointing Fralinger Engineering Tax Map Maintenance Engineer for a One (1) Year Term*
- R-12-2016 *Designating Municipal Depositories for the Township of Downe*
- R-13-2016 *Cash Management Plan*
- R-14-2016 *Authorizing Dog Account Change Fund of \$20.00 for the Municipal Clerk's Office*
- R-15-2016 *Authorizing a Change Fund of \$100.00 for the Tax Collector's Office*
- R-16-2016 *Fixing the Delinquency Rate and Penalty and Enforcement on Delinquent Taxes and Assessments*
- R-17-2016 *2016 Temporary Budget*
- R-18-2016 *Approving Agreement with Downe Township Seniors, Inc., and Township of Downe to Use the Premises for Public Purpose and Authorizing Mayor and Deputy Clerk to Execute Agreement*
- R-19-2016 *Establishing 2016 Meeting Dates for the Downe Township Committee*
- R-20-2016 *Designating Official Newspapers for the Township of Downe*
- R-21-2016 *Authorizing the Mayor to Appoint Department Heads*

A motion was made by Jordan and seconded by Byrne to adopt Resolution Nos. R-01-2016 – R-21-2015.

Mr. Cook stated the committee has not discussed any of these appointments. There have been no work sessions. This is no reflection on Mr. Tedesco as Municipal Engineer. We had an engineer for a number of years and the individual has resigned. This is a major appointment and this is representative of a lack of participation and discussion and transparency that we did not put this out to bid. Not that this individual would not have been the successful candidate. On the principal of the matter, I cannot support Mr. Tedesco because of a complete lack of a process. Another appointment for the township of Downe of Mr. Burnley I cannot support. I have received numerous complaints during the past year that this individual is frequently not available. I have received numerous complaint that this individual does not return calls and is unavailable. Some have complained about the treatment they received from this individual. There has been no opportunity to discuss these complaints. The zoning office is a great weakness of the township. I do not support this individual continuing in the capacity as Zoning Officer. I am very disappointed with Cape Bank. They have not been a good neighbor. They closed the Cedarville location. They are not helping the community at all. We should not continue to cooperate and place our money with a banking institution that doesn't support the Bayshore community. My vote will be no to those appointments I just spoke about.

Roll Call: Aye – Cook (with the no votes listed on the three I mentioned),
Jordan, Byrne, Bart, Campbell
Nay – 0

PUBLIC COMMENT

On a motion by Jordan and seconded by Byrne, the meeting was opened to the public for comment.

Vote: All in favor

Mary Pflueger of Money Island asked why the engineer position did not go out to bid. Mr. Bart answered when an engineering firm changes, the new engineer will come in and re-do everything and cause the township to pay for these changes. You can throw away a lot of money doing that. This engineer is charging the same rate and has worked with our previous engineer and we should give him this opportunity. Mrs. Pflueger asked why you think Mr. Tedesco won't do the same thing. Mayor Campbell answered appointing Mr. Tedesco is a win win for the township. He knows the town. He knows the projects. He has worked with Mr. Battistini and he is charging the same fee. The rate charged by other firms is double what he is charging us. I have talked with Mayors from other townships and Engineering services are their most expensive expense. They change firms and are incurring all types of problems. We lost stuff when we changed from Fralinger to Pennoni. We let Pennoni go because we couldn't afford the rates they were charging. There were discussions about this. Mrs. Pflueger asked if not bidding the bulkhead correctly for Money Island was a mistake by our engineer who did the drawings. Mayor Campbell stated the status of the bulkhead project is ongoing nothing is going to stop. All the things that need to be done are moving forward. The bulkhead is not finished. The steel had to be ordered and is in and being moved to the site. It should

be there within two weeks. Once the steel is in the cap will go on the road gets built and it is done. Nothing is stopped. Mr. Jordan stated the reason it didn't get done is because the section that was left out was the County's responsibility. After the bulkhead was in we went to the County about the hole and they informed us to do what we wanted. We had money left in the budget so we went to the DEP and all the agencies and got the green light to finish the job. Mrs. Pflueger stated she was speaking about the cap that was left off of the project because of our engineer. Mayor Campbell stated the cap was not forgotten. The project was originally designed to install a vinyl bulkhead with a wooden cap. When the bulkhead was switched from vinyl to steel, they were not sure we had enough fund to install a cap. The new cap was an afterthought, so we made arrangements for a cap. Mr. Cook stated this is the first he has heard some of this information. Without the cap the water will come through the bulkhead. Mrs. Pflueger asked if Money Island will get the fence and lights like Gandy's Beach. Mayor Campbell answered if the bulkhead was only two feet high and you could fall over it the it would make since to do the safety railing. Unfortunately the bulkhead is about four feet high and not a safety issue. Mrs. Pflueger asked what the timeframe is for completion. Mayor Campbell answered the steel will be in about two weeks. The contractor has to mobilize again with all their equipment. The weather could be an issue. I estimate the end of February.

Gene MacMurray of Fortescue stated he is curious about the remarks he has heard about the Zoning Office. Could you expand on the issues? Mr. Cook stated one of our chief problems in Downe Township is the condition of the housing. In my opinion realtors list this area as a no buy area. Lenders don't want to lend when a lot of properties are in a serious states of dilapidation. In many cases much of that can be addressed. But it requires somebody enforcing the zoning ordinances. This will continue as long as we don't have structure and a system. In all fairness to the zoning official he doesn't have enough time to do the job that we say we require him to do. I receive complaints all the time. There is a property not far from this office that needs to be addressed. How can we allow this to continue on a main visibility area. No other township would put up with this. We have two problems. We have a structural problem and we have an individual who is not physically present far more often than would be tolerated with any other employer. That should not be allowed to happen. The supervisor has been very poor. Mr. MacMurray asked who the supervisor is. Mayor Campbell stated he is the department head for the zoning office. He is not aware of one Thursday this past year when that office wasn't manned by either the zoning office or him. If the zoning officer could not make it in, the office was covered by Mayor Campbell. He was the zoning officer for the township for 18 years. No one walked in the zoning office without someone in the office. Whoever is saying there is no one manning the office is not telling the truth. Mr. Cook stated we didn't get to this point in the last couple of years. We got to this deplorable state in this township over the last 18 or 19 years. It is inappropriate to substitute the zoning official with the Mayor. Personally I think it spawns all sorts of other problems.

Donna MacMurray asked Mr. Cook what he recommends as a solution. Mr. Cook stated the zoning official needs to be given more hours. We are not funding it properly. The individual needs to work those hours. When you only have the person here less than a

day a week and that person doesn't show up, that's problematic. Our residents become disheartened and they are not satisfied. They don't want to come here when Mayor Campbell is sitting in the office. Mrs. MacMurray stated she finds that hard to believe. Mayor Campbell stated it has always been the choice of this committee to be proactive instead of reactive. We have always been reactive because the township has always complained about how tax money is spent. No one has been more vociferous about how poor we are and how much we can't afford things than Mr. Cook. If you want to have a \$40,000 a year full time housing and zoning officer, let us know. You want a proactive officer that drives around town and looks in your backyard the puts stickers all over your house, we would be happy to do that. Mr. Jordan asked that this topic be placed on the first work session agenda. Thank you Mr. Jordan for bring up the idea of a work session and also for your support to put this topic on the work session. We need a full discussion. This isn't the way to do this. The reason we have dysfunctionality is because this is the only opportunity people get to discuss things. Once again, we get this stuff right before the meeting starts and that is no way to run anything. Mayor Campbell stated everyone has had this information. Mr. Cook continued to comment on how he gets the meeting information at the last minute.

Mary Pflueger asked how the zoning officer is paid. Is he paid hourly? Mayor Campbell answered he is salary at about \$9,000 a year for three hours a week every Thursday from 9am-12noon. He does some spot inspections during that time. Mrs. Pflueger asked if he is not here does he get docked. Mayor Campbell answered no he receives his salary. He may have missed a few days last year with some family issues. I understand that. When he calls to say he can't be here, I fill in for him. There have been people who come in when I am there. Has anyone been disappointed?

Donna MacMurray stated we have state employees who are building code officials, is there any consideration towards collaborating with other municipalities to have a local code official rather than state employee. Mayor Campbell answered there have been discussions in the past about shared services on code officials. There is a shortage of private code officials and housing and zoning officers. Mayor Campbell named a couple of towns who are looking for officials. The reason we have the state officials is because they are free. We pay nothing for their services. The guys we have now are pretty reasonable. They work with the residents. If you come in and try to tell them how to do their jobs they will give you a hard time. Other than that they are free. Mr. Cook continued the state officials were imposed on the township because we were having trouble. Mayor Campbell asked when that happened. Mr. Cook answered it's in the town records. Mayor Campbell continued we have had state code officials for more than 15 years.

Bernie Sayers of Newport asked what is Ordinance 2016-1 that is being introduced tonight. Mayor Campbell informed Mr. Sayers that Ordinance is on the agenda for the regular meeting and this is the Re-organization meeting.

Joseph Cerone of Dividing Creek asked if there is anything in place that allows the Mayor to sit in the zoning office instead of an experienced individual in that office. Mayor Campbell answered no.

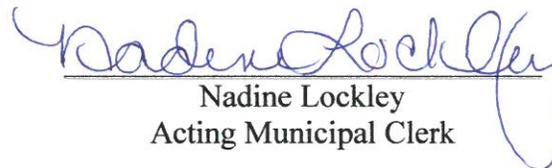
Kary Wilson of Newport stated having someone other than the actual zoning officer in the office and doing zoning officer duties is not allowed is it. Is the Mayor a person that should be allowed to sign those documents? Mayor Campbell answered if someone come in and wants a CO, he prepares the document and has them ready for Mr. Burnley and when he comes in he does the inspection. Mrs. Wilson asked what would be the purpose of you doing all of that work. Mayor Campbell answered so when someone comes in after traveling or whatever they can get questions answered. When there are questions about zoning and what they can and can't do which is all listed in the zoning ordinance I can assist them. I give them direction. Mrs. Wilson stated she has an issue with the Mayor filling in that position. In other municipalities she has worked with she had to have the official responsibility for the department sign off on documents. Mayor Campbell stated most of the people that come in are looking for direction. They are lost and confused about the process. I try to help them and get them on the right track. This is why I come in when he is not able to.

Bernie Sayers asked what the official newspaper of Downe Township is. Miss Lockley stated the South Jersey Times, the Daily Journal and the AC Press in that order. Mr. Sayer asked if all three are used all the time. Miss Lockley answered the South Jersey Times is used all the time and the others are used only when advertising for bids and employment opportunities.

There being no further comments from the public, the segment was closed on a motion by Cook and seconded by Jordan.
Vote: All in favor

ADJOURNMENT

There being no further business, the meeting was adjourned on a motion by Cook and seconded by Byrne.
Vote: All in favor


Nadine Lockley
Acting Municipal Clerk